

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Bob Birner, Renewal By Anderson for Lisa Sparkes, owner

Property: 623 Highland Street, Lot 11, Tract 10, Block 30, Woodland Heights Subdivision. The property includes a historic 2,135 square foot, one-story wood frame single-family residence and detached garage situated on a 7,500 square foot (75' x 100') interior lot.

Significance: Contributing Center Hall Victorian Cottage residence, constructed circa 1900, located in the Woodland Heights Historic District.

Proposal: Alteration – The applicant was denied a COA by the Commission at the February 13, 2014 HAHC meeting, to replace 17 original 1-over-1 wood sash windows with 17 new composite sash windows. The applicant has resubmitted the application to replace 17 original 1-over-1 wood sash windows with 17 new 1-over-1 composite sash windows within the same openings.

Staff and the Senior Structural Inspector carried out a site visit in February 2014 to verify the condition of the 17 windows. It was determined that some of the windows have deferred maintenance but none of the windows are damaged or deteriorated past the point that warrants their replacement.

See enclosed application materials and detailed project description on p. 5-42 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria: 1,4,5, and 9

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- | | | | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The removal of the 17 original sash windows will result in the major loss of significant material and impact the historic character of the residence.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The removal of the 17 original sash windows will result in the major loss of significant material and impact the historic character of the residence.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<i>The existing original 17 windows are not damaged or deteriorated to the point that warrants their replacement. The removal of the 17 original sash windows will result in the major loss of significant material and impact the historic character of the residence.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
<i>The existing original 17 windows are not damaged or deteriorated to the point that warrants their replacement. The removal of the 17 original sash windows will result in the major loss of significant material.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

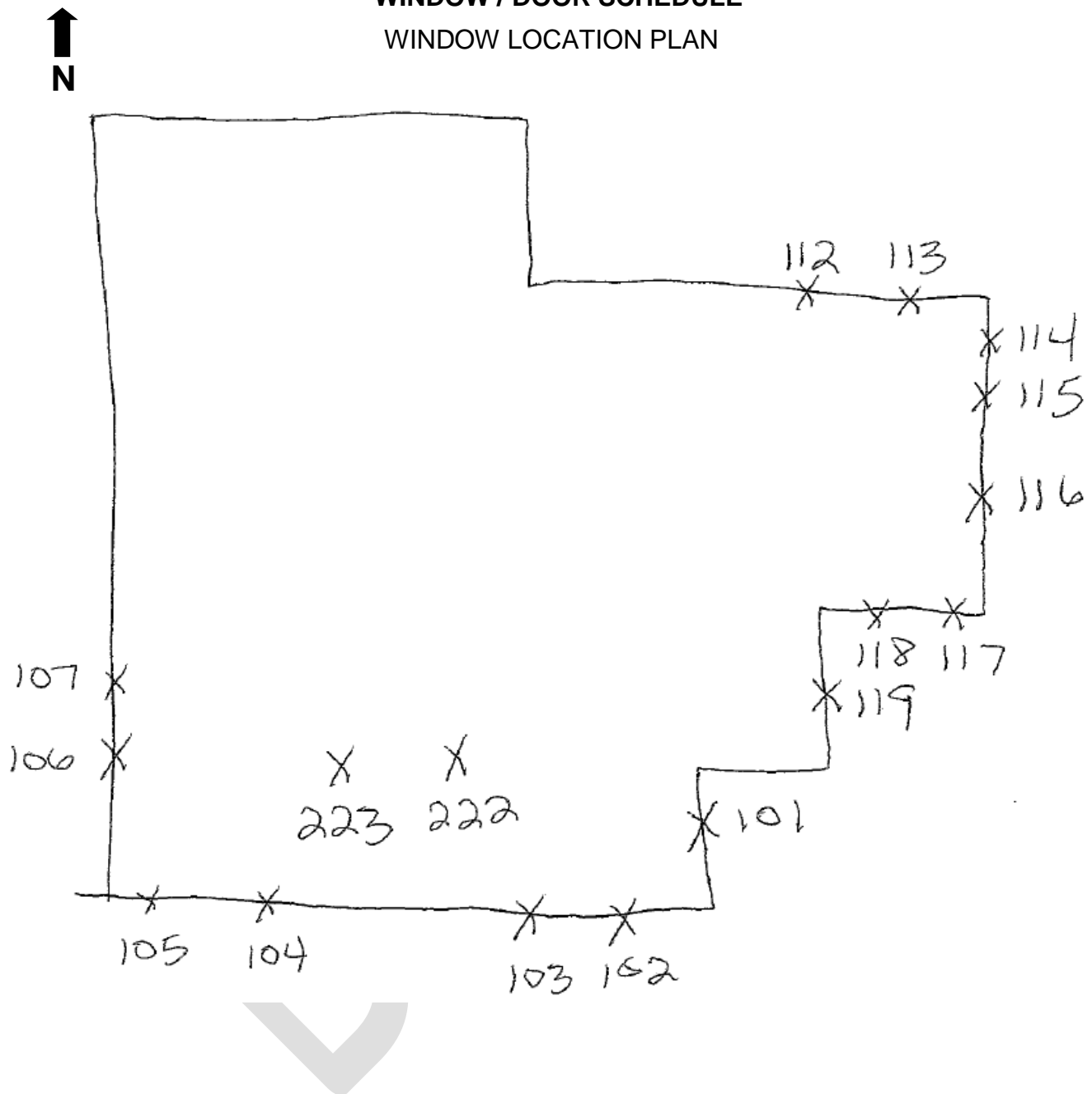


INVENTORY PHOTO



WINDOW / DOOR SCHEDULE

WINDOW LOCATION PLAN



WINDOW SPECS

All measurements are approximate.

Unit 101	32" w X 77" h
Unit 102	32" w X 77" h
Unit 103	32" w X 77" h
Unit 104	32" w X 77" h
Unit 105	32" w X 77" h
Unit 106	32" w X 77" h
Unit 107	32" w X 77" h
Unit 112	28" w X 63" h
Unit 113	28" w X 63" h
Unit 114	28" w X 63" h
Unit 115	28" w X 63" h
Unit 116	32" w X 77" h
Unit 117	32" w X 77" h
Unit 118	25" w X 77" h
Unit 119	25" w X 77" h
Unit 222	28" w X 62" h
Unit 223	28" w X 62" h

WINDOW CONDITIONS

Unit #101 Living Room – Sash are rotted, lead paint is peeling. Window will not lock or close all of the way. Opening had to be boarded up in order to attempt to keep the elements out and provide security.

Unit #102 Living Room – Lead paint is peeling, Sash are rotted. Damaged beyond repair, window does not open.

Unit #103 Living Room - Sash are rotted Lead Paint is peeling, window cannot be locked and is out of square. Check rail does not align

Unit # 104 Dining Room - Sash are rotted Lead Paint is peeling, window cannot be locked and glass is cracked.

Unit # 105 Dining Room - Sash are rotted, Lead Paint is peeling. Window cannot be locked. Check rail does not align.

Unit # 106 Dining Room- Sash are rotted, Lead Paint is peeling. Window cannot be locked and will not open due to being out of square. Check rail does not align.

Unit # 107 Dining Room – Lead Paint is peeling. Sash are rotted. Window cannot be locked and will not open due to being out of square. Check rail does not align

Unit # 112 Bedroom 1 - Sash are rotted, Lead Paint is Peeling. Window cannot open Glass has a hole in it from some sort of impact (Fire Hazard egress Issue) Dirt on check rail is indicative of massive infiltration of airborne particulate due to poor seal.

Unit # 113 Bedroom 1 – Lead Paint is Peeling, Sash are rotted. Window cannot open (Fire Hazard egress Issue)

Unit # 114 Bedroom 1 – Sash are rotted, Lead Paint is peeling. Window cannot open (Fire Hazard egress Issue)

Unit # 115 Bedroom 1 – Lead paint is peeling, Sash are rotted. Window cannot open (Fire Hazard egress Issue)

Unit # 116 Bedroom 2 - Sash are rotted Lead paint is peeling. Window doesn't open and window is boarded up. Homeowner has lost the use of this room as a bedroom, pending the approval of this project and this has presented a hardship in the sleeping arrangements in the home. Significant damage to the sill and sub sill due to past water intrusion. This is causing additional components of the home to be damaged needlessly.

Unit # 117 Bedroom 3 - Sash are rotted, lead paint is peeling. Window does not open as designed. Window does not close completely as indicated in the accompanying photo. Check rail does not align.

Unit # 118 Bedroom 3 – lead paint is peeling, Sash are rotted. Window does not open as designed. Check rail does not align.

Unit # 119 Bedroom 3 - Sash are rotted, lead paint is peeling. Window does not open as designed. Check rail does not align.

Units # 222 Attic – lead paint is peeling, Sash are rotted. Damaged beyond repair. Window does not open. Lead paint has flaked off and continues to flake off due to UV exposure and degradation of the original wood.

Unit # 223 Attic Bedroom – Sash are rotted, lead paint is peeling. Damaged beyond repair, Window does not open and Window glass is broken and has plywood in the place of glass. Water has intruded causing massive damage to the original hardwood attic floor and potentially the floor joist.

PHOTOS PROVIDED BY APPLICANT

SOUTH ELEVATION – FRONT FACING HIGHLAND STREET

Windows 102 & 103



Windows 104 & 105



Windows 117 & 118



Window 222



Window 223



EAST SIDE ELEVATION

Window 101



Windows 114 & 115



Window 116



Window 119



WEST SIDE ELEVATION

Windows 107 & 106



NORTH (REAR) ELEVATION

Windows 112 & 113



WINDOW DETAILS

WINDOW 101



WINDOW 102



WINDOW 103



WINDOW 104



WINDOW 105



WINDOW 106



WINDOW 107



WINDOW 112



WINDOW 113



WINDOW 114



WINDOW 115



WINDOW 116



WINDOW 117



WINDOW 118



WINDOW 119



WINDOW 222



WINDOW 223



STAFF PHOTOS

WINDOW 101



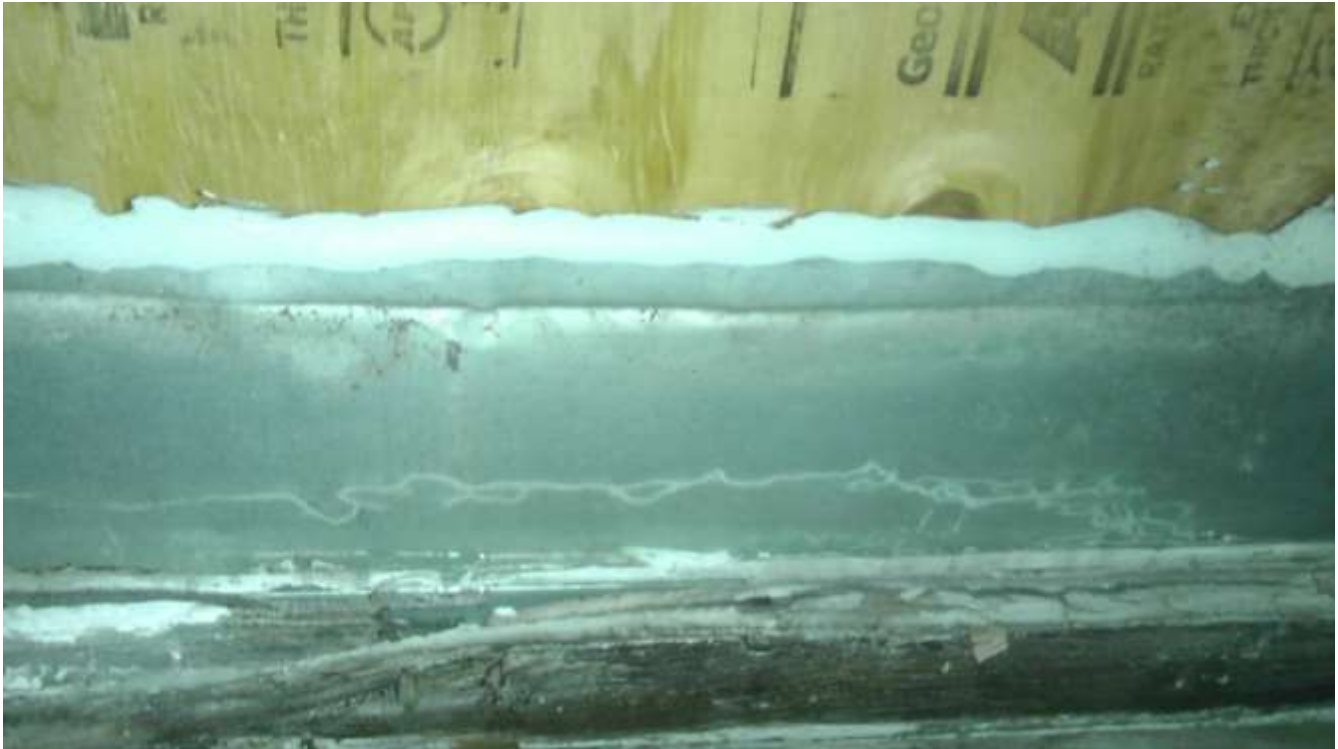
Window 117



Window 222



Window 222



Window 222



Window 223



PROJECT DETAILS

Windows/Doors: The existing residence features 1-over-1 wood windows. 17 original 1-over-1 sash windows will be replaced with 1-over-1 composite replacement sash windows. The window openings will not be altered.

Front Elevation: Replace six 1-over-1 sash windows on the first floor with six 1-over-1 replacement sash windows.
(South) Replace two 1-over-1 sash windows located in the dormer with two 1-over-1 replacement sash windows.

Window 117 has a sagging meeting rail and window 222 shows signs of rot on the bottom sash.

Side Elevation: Replace five 1-over-1 sash windows with five 1-over-1 replacement sash windows.
(East) Window 101 has a sagging meeting rail.

Side Elevation: Replace two 1-over-1 sash windows with two replacement sash windows.
(West) Window 107 has a sagging meeting rail.

Rear Elevation: Replace two 1-over-1 sash windows with two 1-over-1 replacement sash windows.
(North)